File No. 290601262

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090052724 DEEDWARR
Recvd: 08/04/09 11:50 2 pgs
Fees: 13.00 Taxes: 555.00
20090804-0072920

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Nowels	CityLife Lending Group	93-11-C-024.00
(NAME)	(NAME)	
638 2nd Avenue South	P.O. Box11701	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Newark, NJ 07171	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Peter Yu, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Scott Nowels**, a single person hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, Being Unit No. 24 on the Plan of Rutledge House Condominiums, of record in Book 11700, Page 26, amending Book 6200, Page 318, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rutledge House Condominiums, of record in Book 11687, page 739, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Peter Yu, unmarried by Special Warranty Deed dated August 6, 2004, filed September 20, 2004, from Prudential Residential Services, Limited Partnership, of record by Instrument No. 20040920-0112873, Register's Office for Davidson County, Tennessee.

Taxes for the year 2009 and subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth on the plat of record in Plat Book 6200, Page 18 and amended in Book 11700, Page 26, Register's Office of said County.

By-Laws as shown of record in Book 11687, Page 805, Register's Office for said County.

Master Deed as shown of record in Book 11687, Page 739, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 11687, Page 802 and Book 11687, Page 735, Register's Office for said County.

Sanitary Sewer Easement as shown of record in 6807, Page 851 and Book 6974, Page 969, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 638 2nd Avenue South, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 31st day of July, 2009.

PETER YU BY Robert Cable ATTY IN FACT

Peter Yu

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Robert Cable, with whom I am personally acquainted and who proved himself to be the attorney in fact of Peter Yu and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of July, 2009.

Commission expires:

Notary Public

File Number: 290601262

RETURN TO:

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012